

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the nineteenth day of November 2003, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Leonard Campisano, Asst. Building & Zoning Inspector
Mary Nowak, Recording Secretary

Meeting #22
November 19, 2003

Planning Board Members:	Stanley J. Keysa, Chairman Rebecca Anderson John P. Gober Lawrence Korzeniewski Michael Myszka Steven Socha Melvin Szymanski
Town Board Members:	Robert H. Giza Mark A. Montour Ronald Ruffino, Sr. Donna G. Stempniak Richard D. Zarbo Daniel Amatura - Councilmember Elect
Town Engineer:	Robert Labenski
Town Attorney:	Richard J. Sherwood
Building & Zoning Inspector:	Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held November 19, 2003. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:35 PM. Motion was made by Steven Socha to approve the minutes from the November 5, 2003 Planning Board Meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.

COMMUNICATIONS:

ACTION ITEMS -

REZONE-PROPOSED PATIO HOMES, PROJECT NO. 5067. PRESENT ZONING A-R, PROPOSED

ZONING MFR-3 FOR THE PURPOSE OF 69 PATIO HOMES.

Jeff Palumbo, Block, Collucci, Notaro & Lang, William Tuyn, Pratt & Huth, and Angelo Natale, owner presented to the Planning Board the proposed rezone of 18.76 acres at 5067 William St. The present zoning of the parcel is A-R. The proposed zoning is MFR-3 for the purpose of 69 patio homes. Mr. Palumbo told the Planning Board that patio homes would provide a diversity of housing in the Town of Lancaster and that there is a demand for this type of housing in the area. The proposed plan shows 3.86 units per acre with 10' to 15' between the homes. The 1,800 sq. ft. to 2,200 sq. ft. patio homes would be on a private road which would be maintained by an association. The project would have private sewers and private water. The Planning Board questioned whether this project fit in the neighborhood or is it considered spot zoning. Mr. Natale told the Planning Board that he considered single-family homes for this parcel, but felt that patio homes would provide housing diversity. After some discussion, the Planning Board decided to request that the developer provide the Planning Board members with maps to other patio home developments in the surrounding area and addresses` of single-family homes built by Homes by Natale.

DETERMINATION

At the request of the applicant, this project has been adjourned to the December 3, 2003 Planning Board meeting. The applicant is to provide the Planning Board with maps to patio home developments in the surrounding areas and addresses of single-family homes built by Homes by Natale. Motion was made by Melvin Szymanski; seconded by Rebecca Anderson and unanimously carried.

REVISED SKETCH PLAN REVIEW-PROPOSED WHISPERING PINES SUBDIVISION, AURORA STREET. 27 SINGLE-FAMILY HOMES. PROJECT NO. 1392. CONTACT PERSON: WM. SCHUTT ENGINEERING

Tim Gawenus, PE, William Schutt and Bob Schlossin, Creekside Developers presented to the Planning Board the revised sketch plan for the proposed subdivision on the east side of Aurora Street. The plan shows 27 lots for single-family homes on the 18.3 acre parcel. This project was tabled at the November 5, 2003 Planning Board meeting for further review. The revised plan shows the opening of the road to the development has been widened, the 5-ft. sidewalks on both sides of the street have been extended to Aurora Street, and a right-of-way for connectivity to other streets. The cul-de-sac has also been revised to meet the Town's most recent cul-de-sac requests. The revised plan shows the 5 acres to the north of the stream as part of lot #26. After some discussion, the Planning Board asked that a deed restriction be placed lots #15, #16, #17, and #26 regarding stream crossing. The Planning Board requested a Town easement along the stream for maintenance and that a map be provided showing floodplain and floodway limits. The street name must be approved by the Chief of Police.

DETERMINATION

Based on the information provided to the Planning Board, Lawrence Korzeniewski made a motion to recommend approval of the revised sketch plan to the Town Board with the following conditions: 1. Deed restrictions on lots #15, #16, #17 and #26 regarding stream crossing, 2. Appropriate dedication of easements along the stream to the Town for maintenance, 3. Street name to be approved by Chief of Police, 4. Provide map showing floodplain and floodway limits. Motion seconded by John Gober and unanimously carried.

OTHER BUSINESS

Parkhaven Project, Patio Homes - Chair Keysa referred to Com. 11-19-14 in which Town Line Fire Chief Norman Weber indicated that he has mailed comments regarding this project, and that the fire company

strongly preferred a 28' pavement. Chair Keysa asked the Planning Board members if they felt that a resolution was necessary recommending a 28' road width for this project. .

DETERMINATION

After a brief discussion, John Gober made a motion for a resolution recommending a 28' road width for this project. Motion was seconded by Melvin Szymanski and unanimously carried.

At 9:10 PM a motion was made by Michael Myszka to adjourn the meeting in memory of Raymond Karney, Town of Lancaster Parks Department employee. The motion was seconded by Lawrence Korzeniewski and unanimously carried.